

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORTS
February 28, 2026

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BALANCE SHEET

REVENUES AND EXPENSE
COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

Prepared By: Sunstate Association Management Group, Inc.

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 2/28/2026

| Assets | Operating | Reserve | Total |
|---|---------------------|-----------------------|-----------------------|
| Operating Accounts | | | |
| 1025 - Truist OP 8056 .01% | \$147,186.61 | | \$147,186.61 |
| 1030 - Petty Cash | \$200.00 | | \$200.00 |
| Total Operating Accounts | \$147,386.61 | | \$147,386.61 |
| Reserve Accounts | | | |
| 1205 - Truist Reserve MM 1695 2.74% | | \$195,954.76 | \$195,954.76 |
| 1206 - Truist Reserve MM 8064 .01% | | \$13,657.26 | \$13,657.26 |
| 1207 - Truist ICS MM 8064 .60% | | \$293,193.02 | \$293,193.02 |
| 1215 - Bank OZK CD 7693 5/21/26 4.20% | | \$243,346.96 | \$243,346.96 |
| 1232 - Southstate CD7371 5/5/26 1.98% | | \$25,198.12 | \$25,198.12 |
| 1236 - Centennial CD5712 12/3/26 2.5% | | \$24,112.60 | \$24,112.60 |
| 1237 - Centennial CD6231 1/12/27 2.5% | | \$24,472.89 | \$24,472.89 |
| 1242 - Centennial CD8496 6/26/26 2.75% | | \$41,536.92 | \$41,536.92 |
| 1244 - First Horizon CD7594 9/22/26 3.20% | | \$240,000.00 | \$240,000.00 |
| 1246 - First Horizon MM 6623 2% | | \$12,137.01 | \$12,137.01 |
| Total Reserve Accounts | | \$1,113,609.54 | \$1,113,609.54 |
| Other Assets | | | |
| 1310 - Accounts Receivable | \$1,869.18 | | \$1,869.18 |
| 1315 - Allowance for Bad Debt | (\$42.92) | | (\$42.92) |
| 1510 - Credit Memo | \$11.80 | | \$11.80 |
| 1610 - Prepaid Insurance | \$17,830.59 | | \$17,830.59 |
| 1611 - Prepaid Expenses | \$3,669.70 | | \$3,669.70 |
| 1800 - Deposits | \$1,338.00 | | \$1,338.00 |
| Total Other Assets | \$24,676.35 | | \$24,676.35 |
| Total Assets | \$172,062.96 | \$1,113,609.54 | \$1,285,672.50 |

Casa Di Amici Condominium Association, Inc.

Balance Sheet as of 2/28/2026

| Liabilities / Equity | Operating | Reserve | Total |
|--|---------------------|-----------------------|-----------------------|
| Current Liabilities | | | |
| 3010 - Accounts Payable | \$18,290.10 | | \$18,290.10 |
| 3020 - Accrued Expenses | \$14,901.75 | | \$14,901.75 |
| 3050 - Deferred Revenue | \$47,892.17 | | \$47,892.17 |
| 3310 - Prepaid Owner Assessments | \$12,291.73 | | \$12,291.73 |
| 3450 - Operating Income Carryover | \$4,166.70 | | \$4,166.70 |
| Total Current Liabilities | \$97,542.45 | | \$97,542.45 |
| Reserve Fund | | | |
| 5102 - Cabana Painting Int/Ext | | \$5,950.00 | \$5,950.00 |
| 5103 - Cabana Renovation | | \$15,487.29 | \$15,487.29 |
| 5300 - Building Restoration | | \$315,882.22 | \$315,882.22 |
| 5340 - Pool | | \$26,962.54 | \$26,962.54 |
| 5400 - Roofing | | \$734,378.18 | \$734,378.18 |
| 5450 - Capital Improvements | | \$1,401.30 | \$1,401.30 |
| 5490 - Reserves Interest - Current | | \$4,090.40 | \$4,090.40 |
| 5491 - Reserves Interest - Prior Years | | \$9,457.61 | \$9,457.61 |
| Total Reserve Fund | | \$1,113,609.54 | \$1,113,609.54 |
| Equity | | | |
| 5510 - Prior Years Fund Balance | \$78,060.25 | | \$78,060.25 |
| 5515 - Surplus Carryover | (\$5,000.00) | | (\$5,000.00) |
| 5999 - Net Income | \$1,460.26 | | \$1,460.26 |
| Total Equity | \$74,520.51 | | \$74,520.51 |
| Total Liabilities / Equity | \$172,062.96 | \$1,113,609.54 | \$1,285,672.50 |

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

| | Current Period | | | Year To Date | | | Annual Budget |
|--------------------------------------|------------------|------------------|--------------|-------------------|-------------------|-----------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Operating Income | | | | | | | |
| Income | | | | | | | |
| 6200 - Assessment Fees | 47,892.17 | 47,892.42 | (.25) | 95,784.33 | 95,784.84 | (.51) | 574,709.00 |
| 6210 - Reserve Fees | - | - | - | 38,403.50 | 38,403.50 | - | 153,614.00 |
| 6340 - Late Fees & Interest | 135.34 | 41.67 | 93.67 | 151.81 | 83.30 | 68.51 | 500.00 |
| 6910 - Interest Income | 1.27 | 8.33 | (7.06) | 2.83 | 16.66 | (13.83) | 100.00 |
| 6920 - Miscellaneous | 450.00 | 333.33 | 116.67 | 600.00 | 666.66 | (66.66) | 4,000.00 |
| 6950 - Rollover of Surplus/Shortfall | 416.67 | 416.67 | - | 833.30 | 833.34 | (.04) | 5,000.00 |
| 6970 - Shared Expense Reimb. | 480.90 | 584.92 | (104.02) | 1,015.29 | 1,169.84 | (154.55) | 7,019.00 |
| Total Income | 49,376.35 | 49,277.34 | 99.01 | 136,791.06 | 136,958.14 | (167.08) | 744,942.00 |
| Total Income | 49,376.35 | 49,277.34 | 99.01 | 136,791.06 | 136,958.14 | (167.08) | 744,942.00 |

Operating Expense

Administrative

| | | | | | | | |
|-----------------------------------|------------------|------------------|-------------------|------------------|------------------|-------------------|-------------------|
| 7005 - Bad Debt Expense | - | 8.33 | 8.33 | - | 16.70 | 16.70 | 100.00 |
| 7040 - Fees Payable to Division | 161.25 | 62.50 | (98.75) | 801.25 | 125.00 | (676.25) | 750.00 |
| 7100 - Insurance | 17,830.61 | 18,452.50 | 621.89 | 35,661.22 | 36,905.00 | 1,243.78 | 221,430.00 |
| 7110 - Insurance Appraisal | - | 37.50 | 37.50 | - | 75.00 | 75.00 | 450.00 |
| 7140 - Prof. Fees - Audit | 4,300.00 | 483.33 | (3,816.67) | 4,300.00 | 966.66 | (3,333.34) | 5,800.00 |
| 7150 - Prof. Fees - Legal | 280.00 | 166.67 | (113.33) | 280.00 | 333.34 | 53.34 | 2,000.00 |
| 7170 - Prof. Fees - Tax Prep | - | 29.17 | 29.17 | - | 58.34 | 58.34 | 350.00 |
| 7175 - Income Tax | - | 83.33 | 83.33 | - | 166.66 | 166.66 | 1,000.00 |
| 7200 - Management Fees | 2,983.00 | 2,983.00 | - | 5,966.00 | 5,966.00 | - | 35,796.00 |
| 7250 - Office - Svc/Supplies/Misc | 371.25 | 516.67 | 145.42 | 494.16 | 1,033.34 | 539.18 | 6,200.00 |
| 7260 - Postage & Printing | 29.50 | 233.33 | 203.83 | 107.58 | 466.66 | 359.08 | 2,800.00 |
| Total Administrative | 25,955.61 | 23,056.33 | (2,899.28) | 47,610.21 | 46,112.70 | (1,497.51) | 276,676.00 |

Grounds

| | | | | | | | |
|------------------------------------|-----------------|------------------|-----------------|------------------|------------------|-----------------|-------------------|
| 7600 - Landscape Contract | 5,761.41 | 5,761.42 | .01 | 11,522.82 | 11,522.84 | .02 | 69,137.00 |
| 7601 - Landscape Pool Shared | 457.07 | 457.08 | .01 | 914.14 | 914.16 | .02 | 5,485.00 |
| 7650 - Landscape - Svc/Replace/Oth | - | 291.67 | 291.67 | - | 583.34 | 583.34 | 3,500.00 |
| 7655 - Mulch | - | 750.00 | 750.00 | - | 1,500.00 | 1,500.00 | 9,000.00 |
| 7660 - Tree & Shrub Replacement | - | 375.00 | 375.00 | - | 750.00 | 750.00 | 4,500.00 |
| 7670 - Irrigation Repairs | - | 666.67 | 666.67 | 68.80 | 1,333.34 | 1,264.54 | 8,000.00 |
| 7680 - Fountain Maintenance | - | 58.33 | 58.33 | 403.00 | 116.66 | (286.34) | 700.00 |
| 7825 - Palm Tree Trimming | - | 791.67 | 791.67 | - | 1,583.34 | 1,583.34 | 9,500.00 |
| 7830 - Tree Trim & Removal | - | 766.67 | 766.67 | - | 1,533.34 | 1,533.34 | 9,200.00 |
| 7831 - Tree Trim Pool Shared | - | 83.33 | 83.33 | - | 166.66 | 166.66 | 1,000.00 |
| 7835 - Sod Replacement | - | 600.00 | 600.00 | - | 1,200.00 | 1,200.00 | 7,200.00 |
| Total Grounds | 6,218.48 | 10,601.84 | 4,383.36 | 12,908.76 | 21,203.68 | 8,294.92 | 127,222.00 |

Repairs & Maintenance

| | | | | | | | |
|--|----------|--------|------------|----------|--------|------------|----------|
| 8010 - Building - Maint/Repair/Svc/Sup | 3,412.00 | 416.67 | (2,995.33) | 7,184.00 | 833.34 | (6,350.66) | 5,000.00 |
|--|----------|--------|------------|----------|--------|------------|----------|

Casa Di Amici Condominium Association, Inc.

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

| | Current Period | | | Year To Date | | | Annual Budget |
|--|-------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Operating Expense | | | | | | | |
| 8040 - Electrical - Maint/Repair | 168.20 | 250.00 | 81.80 | 168.20 | 500.00 | 331.80 | 3,000.00 |
| 8090 - Fire Alarm - Monitor | 647.35 | 650.00 | 2.65 | 1,294.70 | 1,300.00 | 5.30 | 7,800.00 |
| 8091 - Fire Alarm Inspections | - | 750.00 | 750.00 | - | 1,500.00 | 1,500.00 | 9,000.00 |
| 8092 - Fire Extinguisher Inspection | - | 47.83 | 47.83 | - | 95.66 | 95.66 | 574.00 |
| 8093 - Fire Alarm Maintenance | 690.15 | 583.33 | (106.82) | 690.15 | 1,166.66 | 476.51 | 7,000.00 |
| 8220 - Pest Control - Int/Ext | 593.75 | 641.67 | 47.92 | 1,187.50 | 1,283.34 | 95.84 | 7,700.00 |
| 8245 - Pressure Cleaning | - | 384.67 | 384.67 | - | 769.34 | 769.34 | 4,616.00 |
| Total Repairs & Maintenance | 5,511.45 | 3,724.17 | (1,787.28) | 10,524.55 | 7,448.34 | (3,076.21) | 44,690.00 |
| Pool & Recreation | | | | | | | |
| 8310 - Cabana Maintenance Contract | 180.00 | 238.33 | 58.33 | 360.00 | 476.66 | 116.66 | 2,860.00 |
| 8320 - Cabana Maint/Repairs | - | 83.33 | 83.33 | 1.52 | 166.66 | 165.14 | 1,000.00 |
| 8400 - Pool Maintenance Contract | 475.00 | 556.67 | 81.67 | 950.00 | 1,113.34 | 163.34 | 6,680.00 |
| 8410 - Pool Permit | - | 33.33 | 33.33 | - | 66.66 | 66.66 | 400.00 |
| 8420 - Pool/Deck - Repairs/Svc | - | 416.67 | 416.67 | 205.00 | 833.34 | 628.34 | 5,000.00 |
| Total Pool & Recreation | 655.00 | 1,328.33 | 673.33 | 1,516.52 | 2,656.66 | 1,140.14 | 15,940.00 |
| Utilities | | | | | | | |
| 8620 - Electricity | 928.94 | 733.33 | (195.61) | 1,827.23 | 1,466.66 | (360.57) | 8,800.00 |
| 8621 - Electricity - Pool | 1,043.96 | 750.00 | (293.96) | 2,114.38 | 1,500.00 | (614.38) | 9,000.00 |
| 8700 - Water & Sewer | 11,360.99 | 8,833.33 | (2,527.66) | 20,160.99 | 17,666.66 | (2,494.33) | 106,000.00 |
| 8701 - Water & Sewer - Pool | 133.96 | 166.67 | 32.71 | 264.66 | 333.34 | 68.68 | 2,000.00 |
| Total Utilities | 13,467.85 | 10,483.33 | (2,984.52) | 24,367.26 | 20,966.66 | (3,400.60) | 125,800.00 |
| Other | | | | | | | |
| 9710 - Contingency Fund | - | 83.33 | 83.33 | - | 166.66 | 166.66 | 1,000.00 |
| 9970 - Transfer to Reserves | - | - | - | 38,403.50 | 38,403.50 | - | 153,614.00 |
| Total Other | - | 83.33 | 83.33 | 38,403.50 | 38,570.16 | 166.66 | 154,614.00 |
| Total Expense | 51,808.39 | 49,277.33 | (2,531.06) | 135,330.80 | 136,958.20 | 1,627.40 | 744,942.00 |
| Operating Net Total | (2,432.04) | .01 | (2,432.05) | 1,460.26 | (.06) | 1,460.32 | - |
| Net Total | (2,432.04) | .01 | (2,432.05) | 1,460.26 | (.06) | 1,460.32 | - |

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORTS
February 28, 2026

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CHECK DETAIL

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BANK STATEMENTS & RECONCILIATIONS

Prepared By: Sunstate Association Management Group, Inc.

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.
Reserve Balances
February 28, 2026

| | | YTD Balance 1/1/26 | YTD Contribution | YTD Allocation | YTD Expense | YTD Interest | Current Balance |
|-----------------------------|----|------------------------|---------------------|-------------------|-------------------|-----------------|---------------------|
| 5102 Cabana: Painting | \$ | 5,950.00 | - | - | - | - | 5,950.00 |
| 5103 Cabana Renovation | | 15,186.54 | 300.75 | - | - | - | 15,487.29 |
| 5300 Building Restoration | | 299,610.97 | 5,471.25 | 10,800.00 | - | - | 315,882.22 |
| 5340 Pool | | 25,037.04 | 1,925.50 | - | - | - | 26,962.54 |
| 5400 Roofing | | 695,362.18 | 30,706.00 | 10,800.00 | (2,490.00) | - | 734,378.18 |
| 5450 Capital Improvements | | 1,401.30 | - | - | - | - | 1,401.30 |
| 5490 Interest | | 20,468.58 | - | (20,468.58) | - | 4,090.40 | 4,090.40 |
| 5491 Interest - Prior years | | 10,589.03 | - | (1,131.42) | - | - | 9,457.61 |
| Total Reserves | | \$ 1,073,605.64 | 38,403.50 | - | (2,490.00) | 4,090.40 | 1,113,609.54 |

Expense Details

5102 Cabana: Painting

Total \$ -

5103 Cabana Renovation

Total \$ -

5300 Building Restoration

Total \$ -

5340 Pool

Total \$ -

5400 Roofing

2/2/26 - Strong Roofing - Tile leak repair - \$2,490

Total \$ 2,490.00

5450 Capital Improvements

Total \$ -

Allocation Details

5300 Building Restoration

1/26 - PY interest balance moved per 2026 approved budget - \$10,800

Total \$ 10,800.00

5400 Roofing

1/26 - PY interest balance moved per 2026 approved budget - \$10,800

Total \$ 10,800.00

5491 Interest - Prior Years

1/26 - 2025 interest moved from 5490 to 5491 - \$20,468.58

1/26 - PY interest moved to 5300 per 2026 approved budget - (\$10,800)

1/26 - PY interest moved to 5400 per 2026 approved budget - (\$10,800)

Total \$ (1,131.42)